

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2413

Ward:

Date received: 09/09/2022

Last amended date: n/a

Drawing number of plans: Covering letter prepared by Galliford Try dated 10.08.2022; Landscape Management Plan Ashley Road East prepared by Allen Pyke Associates - Ref: TH-ARE-01-001-L-002882-90-0900 dated May 2022 Revision: D

Address: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road N17

Proposal: Application for the approval of details pursuant to condition E17 (Open Space Management and Maintenance Plan) in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019

Applicant: Galliford Try Building

Officer contact: Martin Cowie

2. APPROVED DEVELOPMENT

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

3. CONSULTATION RESPONSE

LBH Regeneration:

No objection to updated plan – email dated 08.12.2022

LBH Highways:

No objection to updated plan – email dated 09. 12.2022

4. ANALYSIS/ASSESSMENT

Condition E17 reads:

Prior to the occupation of the Plot E development, an Open Space Management & Maintenance Plan in respect of the development within Plot E shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- I. Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces*
- II. Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity.*

Spaces within Plot E shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

Reason: to ensure high quality open space.

Pursuant to condition E17 the applicant has provided an Open Space Management and Maintenance Plan in respect to Plot E (Ashley Road East site) in accordance with the requirements of the condition.

The Plan identifies the ground floor public realm on the corner of Ashley Road and Watermead Way, which it states will be accessible to the public at all times between the proposed trees and will be maintained in a safe state.

The area within the blue line will be managed by both the building's management company and the retail unit management. It will be cleaned on a more regular basis for day-to day detritus and more thoroughly on a monthly basis see section to ensure the area is kept safe and in good repair and appearance.

The purpose of the document is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long-term maintenance required to allow the planting to flourish and reach its design potential.

All references to planting treatments are based on the drawings:

- TH-ARE-01-001-L-002882-91-1GF1, TH-ARE-01-001-L-002882-91-1011 and TH-ARE-01-001-L-002882-91-1051
- TH-ARE-01-001-L-002882-91-0702

The Management and Maintenance Plan states that until private areas are conveyed or the Management Companies take over, Galliford Try, or their appointed contractor, will be responsible for maintaining all areas and will be responsible for replacement of defective stock in accordance with the planning conditions. Agreement of access through private apartment to access artificial grass on 2nd level terrace will be required. Also all roof areas will require access to be granted through the building.

The Plan explains that the scheme includes: ground floor public realm and tree planting, first and fifth floor amenity roof for residents with raised planters, paving, seating and lighting as well as some play elements, a second floor courtyard with private terraces and an artificial lawn and upper biodiverse roofscapes.

It highlights that that the site shall be managed as a high-quality amenity area maintaining an attractive, tidy and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, provide a visual buffer between public and private spaces and provide green framework to the new built development.

It states that the proposed planting shall enhance the biodiversity and nature conservation interests and that the appointed Management Company shall ensure establishment and long-term health of all landscape elements for the benefit of residents and visual amenity of the area. It also highlights that best Health & Safety practices shall be used at all times.

In order to monitor standards and make amendments where required, the Plan states that it is expected that the Management Company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

The Plan covers a range of matters in detail in respect to the management and maintenance of the areas identified. These include:

- Management objectives
- Maintenance visits
- General procedures/arrangements
- Trees
- Hedge planting
- Shrubs
- Herbaceous planting
- Podium decks
- Plant replacement
- Brown and biodiverse roofs
- Litter collection
- Fencing/walls/railings
- Hard surfaces
- Play area

The revised Open Space Management and Maintenance Plan has been reviewed by LBH Regeneration, Highways and Planning Officers and is now considered to be satisfactory for the purposes of discharging the condition. It provides an appropriate framework for the upkeep of both the external private and public areas associated with Plot E.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION